

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

TO GARY LEOBOLD, PLANNING SUPERVISOR  
PLANNING AND DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

MAY 23, 2006

DEAR MR. LEOPOLD,

ENCLOSED, PLEASE FIND A LETTER OF APRIL 21st WHICH I SUBMITTED TO YOU WITH A PETITION SIGNED BY MY NEIGHBORS. THIS IS SO YOU KNOW WHAT I AM TALKING ABOUT.

WE PRESENTED THIS TO YOU AT THE PLANNING COMMISSION MEETING OF APRIL 27th. THE RESULT WAS THAT THE COMMISSIONERS ASKED THE DEVELOPER TO RE-DESIGN ITS PLANS SO AS TO NOT CROWD THE PROPERTY TO SUCH A BRUTAL EXTENT AND TO SET UP A MEETING WITH THE CONCERNED GROUP OF CITIZENS WHO WERE COMPLAINING BEFORE AGAIN APPLYING TO THE COMMISSION FOR PERMISSION TO PROCEED.

ON MAY 20th, SEVERAL PEOPLE IN OUR NEIGHBORHOOD RECEIVED INVITATIONS TO A MEETING FROM TAWK DEVELOPMENT (A COPY OF THIS LETTER IS ALSO ENCLOSED). THIS INVITATION IS DATED THE 17th OF MAY AND POSTMARKED THE 18th. SOME PEOPLE RECEIVED THIS LETTER ON MONDAY THE 22nd. THE MEETING IS SET FOR MAY 24th AND INCLUDES A PLACE AND A PHONE NUMBER BUT NO TIME. (WE SUBSEQUENTLY LEARNED IT IS TO BE AT 6 P.M., RIGHT AT THE END OF A WORK DAY AND DURING HEAVY TRAFFIC.) IN ADDITION, THE LETTERS SENT TO THOSE OF US WHO LIVE ON BEVVIE DRIVE (ONE BLOCK FROM THE SITE) RECEIVED LETTERS ADDRESSED TO "BERNIE DRIVE".

WHEN YOU AGAIN MAKE YOUR DETERMINATIONS REGARDING THIS PROPOSED DEVELOPMENT, I ASK YOU TO TAKE INTO CONSIDERATION THE LESS-THAN ADEQUATE ATTEMPT TO COMMUNICATE WITH THOSE OF US WHO WILL BE AFFECTED MOST BY THEIR PLANS.

THANK YOU FOR YOUR ATTENTION,



ROBERT A. JOHNSON  
5060 JEAN AVE.  
LAS VEGAS, NEVADA 89108-3515

P2

VAR - 12318  
P

TO GARY LEOBOLD, PLANNING SUPERVISOR  
PLANNING AND DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

APRIL 21, 2006

P1

DEAR MR. LEOPOLD,

WE, THE UNDERSIGNED, ARE WRITING IN RESPONSE TO GPA-12310, ZON-12312, SDR-12316 AND VAR-12318, ALL OF WHICH REFER TO THE PROPOSED BUILDING OF MEDIUM DENSITY THREE STORY APARTMENTS IN OUR NEIGHBORHOOD. THE SUBJECT PROPERTIES LIE BETWEEN MADRE MESA DRIVE AND ROBERTA LANE WITH A VERY NARROW EXTENSION THAT FRONTING ON THE WEST SIDE OF DECATUR.

SOME OF US HAVE LIVED IN THIS NEIGHBORHOOD FOR MORE THAN FORTY YEARS. IT HAS BEEN A PEACEFUL, QUIET REFUGE FROM THE HUB-BUB OF THE SURROUNDING METROPOLITAN AREA. THAT'S WHY WE LIVE HERE.

OUR CONCERNS ARE THESE:

1. TRAFFIC.

AT THE BUSIEST TIMES OF THE DAY, IT IS NOT POSSIBLE TO TURN NORTH ON DECATUR FROM MADRE MESA, ROBERTA, BEVVIE DRIVE OR JEAN AVENUE BECAUSE OF THE BUMPER-TO-BUMPER GRIDLOCK OF VEHICLES FROM RANCHO TO SMOKE RANCH ROAD. THIS CONGESTION BECOMES WORSE MONTHLY AS NEW OFFICE/WAREHOUSE BUILDINGS ARE COMPLETED ON THE EAST SIDE OF DECATUR ALONG THIS STRETCH. THIS ALREADY INCONVENIENT SITUATION CAN ONLY BE GREATLY EXACERBATED BY SEVERAL HUNDRED MORE VEHICLES COMING AND GOING TO AND FROM OUR NEIGHBORHOOD.

2. INCREASED CRIME

IT IS AN ESTABLISHED FACT THAT CRIME RATE (IN ALL CATEGORIES) INCREASES IN DIRECT PROPORTION TO POPULATION DENSITY. OUR SMALL NEIGHBORHOOD HAS BEEN, RELATIVELY, A SAFE HAVEN FOR US AS WE LOOK OUT FOR EACH OTHER AND ARE FAMILIAR WITH EACH OTHERS FACES AND VEHICLES, ETC. WE DO NOT WANT TO HAVE TO INVEST IN ELABORATE SECURITY SYSTEMS OR PUT BARS ON OUR WINDOWS OR WORRY ABOUT OUR CHILDREN'S AND SENIOR CITIZEN'S SAFETY.



(CONT.)

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### 3. PROPERTY VALUE

WITH A DROP IN THE QUALITY OF LIFE IN A NEIGHBORHOOD DUE TO INCREASED TRAFFIC AND CRIME COMES A DECREASE IN THE VALUE OF THE HOMES THAT ARE THERE. FOR MOST OF US, OUR LAND AND HOME ARE OUR ONLY REAL INVESTMENT.

WE KNOW THAT CHANGE IS INEVITABLE AND THAT IT COMES QUICKLY IN A GROWING MARKET LIKE SOUTHERN NEVADA, YET WE HOPE AND PRAY THAT OUR REPRESENTATIVES IN GOVERNMENT POSITIONS WILL WEIGH THE BENEFITS OF THESE CHANGES AGAINST THE WELFARE OF THE CITIZENS WHO HAVE BEEN HERE AND WHO HAVE SUPPORTED THEM FOR MANY YEARS. WE ASK YOU AND YOUR FELLOW PLANNERS AND MEMBERS OF THE CITY COMMISSION TO CONSULT YOUR HEARTS AS WELL AS YOUR MINDS IN DECIDING THIS MATTER.

PLEASE KEEP THE ZONING OF THE PROPERTY IN QUESTION AS IT IS NOW.

IF APARTMENTS JUST HAVE TO BE BUILT THERE, PLEASE DENY THE REQUEST TO GO FROM TWO TO THREE STORIES.

PLEASE DENY THE REQUEST TO CHANGE THE RESIDENTIAL ADJACENCY SETBACK FROM 105 FEET TO 20 FEET (THIS IS JUST WRONG!).

PLEASE DENY CHANGING THE LANDSCAPE BUFFERS FROM SIX FEET TO ONE FOOT (REALLY?!) AND FROM 15 FEET TO 10 FEET.

WITH RESPECT AND GRATITUDE,

ROBERT A. AND DENISE P. JOHNSON  
5060 JEAN AVENUE  
LAS VEGAS NV 89108-3515

1 of 2

RECEIVED  
APR 24 2006

3-25-06

Dear Sirs -

Please be advised that we are very much opposed to the addition of any more apartments to GPA 12310.

Our neighborhood is currently surrounded by apartments (low end) to our left - condos to the rear of us & now, soon to be, apartments to the right of us. While this may seem like an excellent idea to you, we are left to contend with the residual.

Allow me to enlighten you. Have you ever heard of smash & grab. This is the latest trend our development has been dealing with. People jump the surrounding wall - kick your front door in - steal all they can carry & jump back over the fence.

I can't believe any

ITEM # 17 of 18  
CASE # NAR-13318, SOR-13316  
PC MTG 7-13-06

2 of 2

additional apartments  
would as you so eloquently  
put it, be "beneficial  
for the area."

IF it looks like  
trouble & smells like  
trouble, it probably is  
trouble. No to this,  
emphatically No!

Respectfully.

~~TL~~ TL

Toni Taylor  
2721 Ganzo St  
Lv NV 89108

GP2 12310, 3on 12312, SDR 12316  
VAR 12318



APN# 138-13-701-023, 045, 050 & 057  
APARTMENT COMPLEX  
LAS VEGAS, NEVADA



**DISCLAIMER NOTE**  
 ANY LOCATION SHOWN HEREON IS APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN IN THE RECORDS OF THE LOCAL AGENCY.

REVISÉD 07-13-06

RECEIVED

JUL 13 2006

